

Errata Sheet

URBAN GROWTH AREA PROPOSAL

Date: August 28, 2009

Executive Recommendation

Pg. 8. Table 8 needs to be corrected regarding Everson and Sumas agricultural lands and the totals. The recommendation would result in an overall gain of 10 acres of land moved from Urban Growth Area and placed into Agricultural Lands of Long-term Commercial Significance. The previous draft showed a net loss of 28 acres. A parcel of land on Van Buren Road that was moved from Everson UGA to Agriculture and land that was removed from the Sumas UGA were not accounted for. The table now reflects that the UGA proposal results in a net gain of 10 acres for Agriculture.

Table 8, Agricultural Lands in Urban Growth Area (gross acres)

Study Area	Acres Added to AG from UGA	Acres Removed from AG to UGA	Acres Added to AG from Current	Acres Removed from AG to Urban Reserve
Bellingham UGA	-	-	-	-
Birch Bay UGA	-	-	-	-
Blaine UGA	-	-	-	-
Cherry Point UGA	-	-	-	-
Columbia Valley UGA	-	-	-	-
Everson UGA	67	(27)	40	-
Ferndale UGA	37	-	37	-
Lynden UGA	-	(171)	(171)	(156)
Nooksack UGA	99	-	99	-
Sumas UGA	5	-	5	-
TOTALS	208	(198)	10	(156)

Comp Plan Amendments

Chapter 1, pg. 1-8. The entire 2nd column should be deleted including the 116,303 which is shown with underlining.

Chapter 1, pg. 1-10. Footnotes 1 and 2 should be underlined because they are new text.

Chapter 2, pg. 2-1. Delete the table on the top half of the page.

Chapter 2, pg. 2-14. Delete Policy 2L-2 at the bottom of the page. This is the 2nd time Policy 2L-2 appears in the text. The 1st Policy 2L-2 (pg. 2-13 and top of pg. 2-14) is the correct one.

Chapter 2, pg. 2-20. Change “reallocated” to “allocated” on the second line.

Chapter 2, pg. 2-27. Modify as follows:

Bellingham’s ~~current~~ Urban Growth Area (UGA) was established in 1997 as a result of a lengthy public involvement process. ~~Three~~ Two geographical areas comprise the City’s UGA: ~~and includes~~ Bellingham’s Northern UGA, ~~the Geneva Watershed Resource Protection UGA,~~ and the Yew Street UGA. Together, these areas make up approximately ~~7,180~~ 4,991 acres.

Chapter 2, pg. 2-28. Modify as follows:

Policy 2T-6: Whatcom County and Bellingham should continue to coordinate protection and development within the Lake Whatcom Watershed ~~Resource Protection Area~~ UGA.

Chapter 2, pg. 2-31. Modify as follows:

Public facilities issues in the UGA are primarily concerned with the provision of an urban level of fire and emergency medical services. ~~The~~ Fire District 21 does not indicate in their draft Capital Facilities Plan . . .

Chapter 2, pg. 2-42. Modify as follows:

There are only limited areas to the east that are included within the Urban Growth Area. Existing large lot development patterns to the east ~~preclude~~ make the extension of efficient public facilities and services to this area more difficult. . .

Chapter 2, pg. 2-57. Modify as follows:

During the 2009 UGA update, land was removed from the Birch Bay UGA. Some of this ~~This~~ previously designated UGA area was put into the Urban Reserve Comprehensive Plan designation and re-zoned from urban densities to R10A.

Chapter 2, pg. 2-60. Modify Policy 2AA-2 as shown below.

Policy 2AA-2: Work with Birch Bay Water and Sewer District and the City of Blaine to resolve ~~the any issues~~ of jurisdiction ~~north of Lincoln Road and east of the Semiahmoo development. As a starting premise, assume the area between Lincoln Road and Drayton Harbor to ultimately be part of Blaine but with water and sewer service from the district.~~

Chapter 2, pg. 2-62. Delete Policy 2AA-22 as shown below.

~~Policy 2AA-22 — If incorporation has not been accomplished by February 26, 2006, the Sudden Valley Provisional UGA will be designated as a “Recreational Subdivision.”~~

Chapter 2, pg. 2-68. In Policy 2BB-10, change Transportation Demand Management to Traffic Demand Management.

Chapter 2, pg. 2-81. Delete Land Use Action Plan item 22 as shown below and renumber subsequent Action Plan items.

~~22. — Develop a time frame and process to re-examine the Blaine UGA boundaries when water supply and sewer issues have been clearly resolved.~~

Chapter 2, pg. 2-81. Modify Land Use Action Plan item 26 as shown below.

26. Work with ~~the cities Blaine, Everson, Lynden, Nooksack and Sumas~~ to develop regulations that assure compatibility of uses adjacent to resource lands.

Chapter 3, pg. 3-4, 3-5, 3-6, 3-7, 3-8, 3-9, 3-12, 3-13, and 3-14. Because of formatting issues, new and deleted text in table headers could not be seen. A revised version of chapter 3 has been posted on the County’s website.

Zoning Amendments

Exhibit B. In the Cherry Point Industrial District, change Transportation Demand Management to Traffic Demand Management.

Map UGA 1-a (Bellingham UGA)

Modify as follows: “All areas within Bellingham’s UGA are ~~considered~~ Short-Term Planning Areas.”

Map UGA 2-a (Blaine UGA)

Delete “All areas within UGA boundary not shown as Long-Term Planning Area are considered Short-Term Planning Areas.”

Add “All areas within Blaine’s UGA are Short-Term Planning Areas.”

Map UGA 3-a (Everson UGA)

Delete “All areas within UGA boundary not shown as Long-Term Planning Area are considered Short-Term Planning Areas.”

Add “All areas within Everson’s UGA are Short-Term Planning Areas.”

Map UGA 4-a (Ferndale UGA)

Modify as follows: “All areas within Ferndale’s ~~Bellingham’s~~ UGA are ~~considered~~ Short-Term Planning Areas.”

Map UGA 5-a (Lynden UGA)

Delete “All areas within UGA boundary not shown as Long-Term Planning Area are considered Short-Term Planning Areas.”

Add “All areas within Lynden’s UGA are Short-Term Planning Areas.”

Map UGA 6-a (Nooksack UGA)

Delete “All areas within UGA boundary not shown as Long-Term Planning Area are considered Short-Term Planning Areas.”

Add “All areas within Nooksack’s UGA are Short-Term Planning Areas.”

Map UGA 7-a (Sumas UGA)

Delete “All areas within UGA boundary not shown as Long-Term Planning Area are considered Short-Term Planning Areas.”

Add “All areas within Sumas’s UGA are Short-Term Planning Areas.”

Map UGA 8-a (Birch Bay UGA)

Delete “All areas within UGA boundary not shown as Long-Term Planning Area are considered Short-Term Planning Areas.”

Add “All areas within Birch Bay’s UGA are Short-Term Planning Areas.”

Map UGA 9-a (Columbia Valley)

Delete the “UR(4)” below “R5A” in the area south of Paradise Lakes and north of the Kendall STC zone (generally located south of Dardu Rd.). This area is already zoned R5A and is not being rezoned.

Modify as follows: “All areas within UGA boundary not shown as Long-Term Planning Area are ~~considered~~ Short-Term Planning Areas.”

Appendix A – Densities Permitted Within UGAs

Pgs. 7 – 9. Change description of densities in Agricultural zones located within UGAs to reflect 4 units per acre. The previous language stated 1 unit per 4 acres. This change affects the descriptions for Everson, Ferndale, Lynden, Nooksack and Sumas.

- Agricultural -- 1 dwelling unit per 40 acres. This area is considered for urban densities of 4 units per acre unless designated by the city for employment purposes. The Agricultural zone is a holding district that encourages continuation of that activity until urbanization is proposed.

Appendix B – Land Capacity Analysis

Birch Bay Land Capacity Analysis Assumptions. The source of the occupancy rates and average household sizes should be 2000 Census adjusted for 2007 American Community Survey (rather than OFM 2008).

Birch Bay, Blaine, Cherry Point and Lynden Land Capacity Analysis Assumptions. Delete “Berk and Associates, Feb. 10, 2009” after Whatcom County Land Capacity Detailed Methodology. The methodology was amended subsequent to Feb. 10, 2009. The correct reference is August 14, 2009.